



Department
Of
Economic and Community Development
59 Statehouse Station
Augusta, Maine 04333

POLICY STATEMENT #11

Subject: ***Affordable Rent rates for Low and Moderate Income tenants***
 FMR Effective 10/01/02
 Manufactured Home Space Rate Effective 10/01/02
 Allowances for Tenant-Furnished Utilities & Other Services Effective 03/01/03

Revised: **04/03**

In accordance with the Housing and Urban Rural Recovery Act of 1983, pertaining to benefit to Low and Moderate Income (LMI) persons, the State of Maine Small Cities CDBG Program has adopted "affordable rents" for the rehabilitation of multifamily structures occupied by LMI persons.

Section 570.483(b) (3) of the current HUD State Program CDBG regulations (November, 1992), states that in order for rehabilitation of a multifamily structure to qualify as benefiting low and moderate income persons, following rehabilitation, the majority of the units must be occupied by LMI persons paying "affordable rents."

To remain consistent with the housing programs of the Maine State Housing Authority and the Farmers Home Administration, the Maine Small Cities CDBG program has adopted the current HUD Section 8, Existing Housing Assistance Payment Program, Fair Market Rent (FMR) Schedule, as the "affordable rents." The attached FMR Schedule and Manufactured Home Space Rates are now in effect.

The FMR's are determined by a HUD survey of the local area. They assume the landlord is paying all utilities for the tenant (inclusive in the rent). If the tenant pays all or a portion of utility expenses, the attached schedule for Housing Allowance for Tenant Furnished Utilities, dated October 2001 must be used to determine the final FMR.

The Housing Allowance for Tenant Furnished Utilities is broken down into seven regions within the State of Maine for purposes of determining utility allowances. Care should be taken to utilize the appropriate region when computing the proper allowance. A complete list of Maine communities and their respective regions is attached.

The Office of Community Development will look for documentation of affordable rent levels in individual rehab files during monitoring visits. As these rates are updated they will be provided to you by OCD.

40th Percentile
FAIR MARKET RENTS FOR EXISTING HOUSING

**EFFECTIVE
OCTOBER 1, 2002**

	Manufactured Home Spaces	0BR	1BR	2BR	3BR	4BR
METROPOLITAN FAIR MARKET RENT AREAS						
Bangor MSA	235	376	459	769	825	949
Lewiston-Auburn MSA	215	346	418	537	672	763
Portland MSA	338	498	642	845	1,058	1,184
Portsmouth-Rochester MSA	353	573	686	882	1,132	1,388
NONMETROPOLITAN COUNTIES						
Androscoggin	228	348	431	571	714	800
Aroostook	210	348	409	524	666	767
Cumberland	277	510	520	692	940	1,080
Franklin	210	355	409	524	666	767
Hancock	228	375	460	569	717	796
Kennebec	217	362	453	543	683	767
Knox	233	348	448	582	777	817
Lincoln	229	454	504	573	797	940
Oxford	210	348	409	524	666	767
Penobscot	210	348	409	524	666	767
Piscataquis	210	348	409	524	666	767
Sagadahoc	277	490	560	692	921	1,136
Somerset	210	365	416	524	666	787
Waldo	210	348	409	524	666	767
Washington	210	348	409	524	666	767
York	264	492	492	659	824	923

NOTE: The FMRS for unit sizes larger than 4 Brs are calculated by adding 15% to the 4 Br FMR for each extra bedroom. For example, the FMR for a 5 Br unit is 1.15 times the 4 Br FMR, and the FMR for a 6 Br unit is 1.30 times the 4 Br FMR.

MSA Towns in Maine

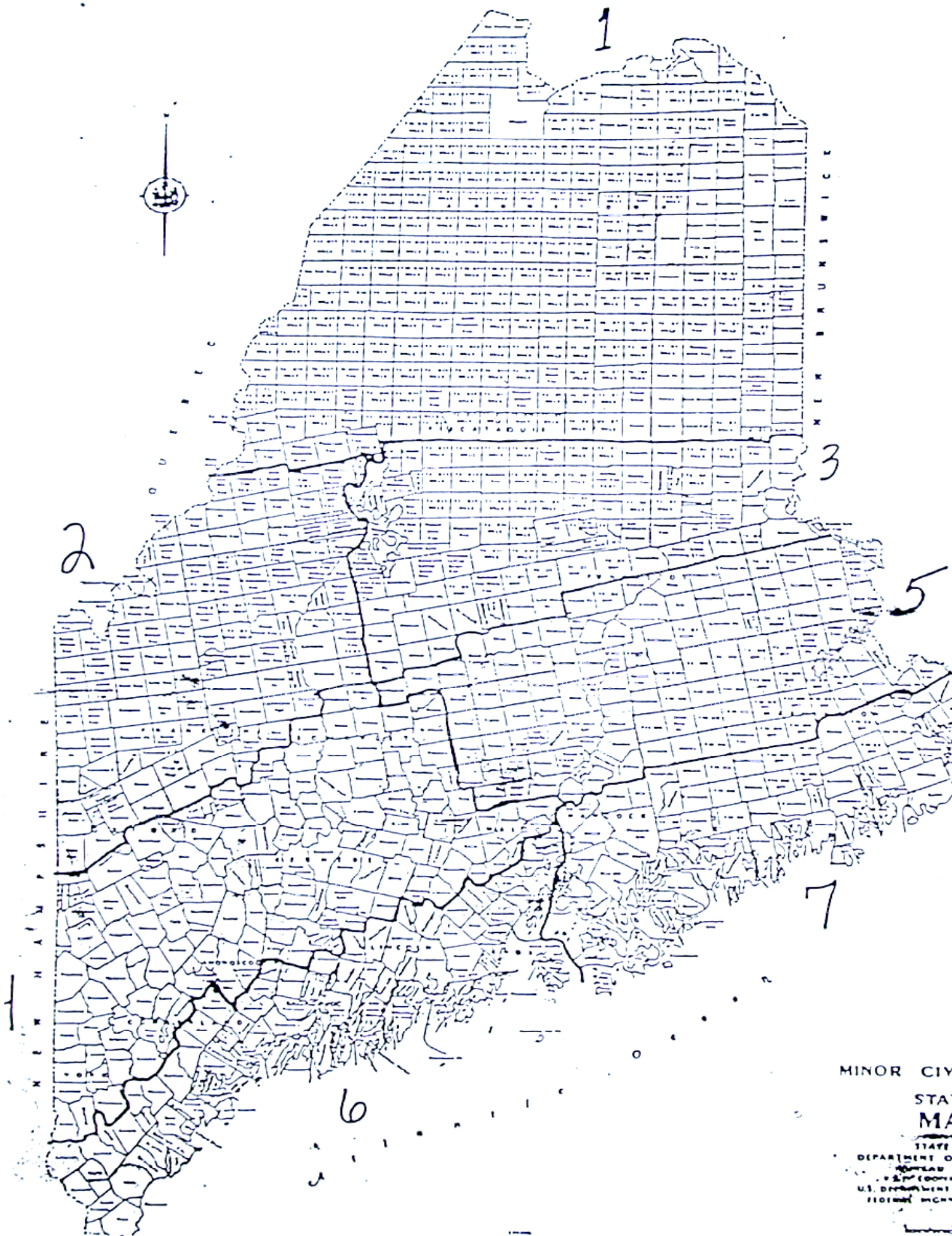
Bangor MSA

In Penobscot County:

Bangor
Brewer

Kenduskeag
Milford

		Eddington Glenburn Hampden Hermon Holden	Old Town Orono Orrington Penobscot Indian I. Veazie
	In Waldo County:	Winterport	
Lewiston-Auburn MSA	In Androscoggin County:	Auburn Greene Lewiston Lisbon Mechanic Falls	Poland Sabattus Turner Wales
Portland MSA	In Cumberland County:	Cape Elizabeth Casco Cumberland Falmouth Freeport Gorham Gray Long Island North Yarmouth	Portland Raymond Scarborough South Portland Standish Westbrook Windham Yarmouth
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	In York County	Buxton Limington	Hollis Old Orchard Beach
Portsmouth/Rochester MSA	In York County:	Berwick Elliot Kittery	South Berwick York



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